

040.A

0002

0053.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

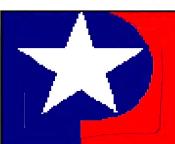
493,600 / 493,600

USE VALUE:

493,600 / 493,600

ASSESSED:

493,600 / 493,600


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
53		WARREN ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1: CLARKSON ELISE L

Owner 2: LAWRENCE KHALID

Owner 3:

Street 1: 53 WARREN ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: GOZALO LAURENCE -

Owner 2: -

Street 1: 51-53 WARREN ST UNIT 2

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1929, having primarily Vinyl Exterior and 1099 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8296																

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	491,200	2,400		493,600		318468
							GIS Ref
							GIS Ref
							Insp Date
							07/12/18

PREVIOUS ASSESSMENT								Parcel ID	040.A-0002-0053.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	491,200	2400	.		493,600		Year end	12/23/2021
2021	102	FV	476,900	2400	.		479,300		Year End Roll	12/10/2020
2020	102	FV	469,700	2400	.		472,100	472,100	Year End Roll	12/18/2019
2019	102	FV	490,600	2400	.		493,000	493,000	Year End Roll	1/3/2019
2018	102	FV	433,200	2400	.		435,600	435,600	Year End Roll	12/20/2017

SALES INFORMATION			TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	
GOZALO LAURENCE	75681-491	1	9/22/2020		530,000	No	No			
HUNG JACK R & J	68117-258		9/29/2016		426,000	No	No	Master Deed 67848:282		

BUILDING PERMITS												ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name						
11/24/2020		SQ Returned									JO	Jenny O						
11/19/2020		SQ Mailed									MM	Mary M						
7/12/2018		Measured									DGM	D Mann						

 Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																					
Type: 99 - Condo Conv		Full Bath: 1	Rating: Average																														
Sty Ht: 1H - 1 & 1/2 Sty		A Bath:	Rating:																														
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:																														
Foundation: 2 - Conc. Block		A 3QBth:	Rating:																														
Frame: 1 - Wood		1/2 Bath:	Rating:																														
Prime Wall: 4 - Vinyl		A HBth:	Rating:																														
Sec Wall:	%	OthrFix:	Rating:																														
Roof Struct: 2 - Hip		OTHER FEATURES				RESIDENTIAL GRID																											
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Average	1st Res Grid Desc: Line 1 # Units 1																													
Color: GRAY		A Kits:	Rating:																														
View / Desir:		Frl:	Rating:																														
GENERAL INFORMATION				WSFlue:	Rating:																												
Grade: C - Average		CONDOS INFORMATION				REMODELING				RES BREAKDOWN																							
Year Blt: 1929	Eff Yr Blt:	Location:																															
Alt LUC:	Alt %:	Total Units:																															
Jurisdct: G18	Fact: .	Floor:																															
Const Mod:		% Own: 55.170000000																															
Lump Sum Adj:		Name:																															
INTERIOR INFORMATION				DEPRECIATION																													
Avg Ht/FL: STD		Phys Cond: GD - Good	18. %																														
Prim Int Wal 2 - Plaster		Functional:	%																														
Sec Int Wall:	%	Economic:	%																														
Partition: T - Typical		Special:	%																														
Prim Floors: 3 - Hardwood		Override:	%																														
Sec Floors:	%	Total:	18.6 %																														
Bsmnt Flr: 12 - Concrete		CALC SUMMARY				COMPARABLE SALES								SUB AREA				SUB AREA DETAIL															
Subfloor:		Basic \$ / SQ: 305.00						Rate	Parcel ID	Typ	Date	Sale Price					Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten						
Bsmnt Gar:		Size Adj.: 1.35000002															GLA	Gross Liv Ar	1,099	407.550	447,899												
Electric: 3 - Typical		Const Adj.: 0.98980200																															
Insulation: 2 - Typical		Adj \$ / SQ: 407.551																															
Int vs Ext: S		Other Features: 55000																															
Heat Fuel: 1 - Oil		Grade Factor: 1.00																															
Heat Type: 5 - Steam		NBHD Inf: 1.20000005																															
# Heat Sys: 1		NBHD Mod:																															
% Heated: 100	% AC:	LUC Factor: 1.00																															
Solar HW: NO	Central Vac: NO	Adj Total: 603478																															
% Com Wal	% Sprinkled	Depreciation: 112247																															
		Depreciated Total: 491231																															
MOBILE HOME				Make:		Model:		Serial #:		Year:	Color:					PARCEL ID 040.A-0002-0053.0				IMAGE				AssessPro Patriot Properties, Inc									
SPEC FEATURES/YARD ITEMS				Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value													
3	Garage	D Y	1 5x20	A	AV	1929					40.00	T	40	102				2,400		2,400													
More: N	Total Yard Items:	2,400	Total Special Features:																	Total:	2,400												